

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Vote

James S. Burgett, Chairman
Walter C. Zaremba, Vice Chairman
Sheila S. Noll
Kenneth L. Bowman
Thomas G. Shepperd, Jr.

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A MINI-STORAGE WAREHOUSE FACILITY IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF ROUTE 17 AND COVENTRY BOULEVARD

WHEREAS, Coventry Corner, LLC, has submitted Application No. UP-681-05 to request a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17), further identified as Assessor's Parcel 37-55-3 (GPIN #S02b-4257-3502) and located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____, 2005, that Application No. UP-681-05 be, and it is hereby, approved to authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17) further identified as Assessor's Parcel 37-55-3 (GPIN #S02b-4257-3502), and located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17) further identified as Assessor's Parcel 37-55-3 (GPIN #S02b-4257-3502), and located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763).
2. A site plan prepared in accordance with the provisions set forth in Article V of the York County Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any land disturbing or construction activities on the site. Said site plan shall be in substantial conformance with the concept plan titled "Coventry: Preliminary #2," prepared by C. E. Newbaker Surveying & Planning, Inc., and dated August 17, 2005, supplemented with color buildings submitted by the applicant, except as modified herein. Any significant reduction in ground-floor retail square footage along either Route 17 or Coventry Boulevard shall not be deemed to be in substantial conformance with the referenced concept plan.
3. Development and operation of the mini-storage warehouse facility shall be in compliance with the performance standards set forth in Section 24.1-484, *Standards for mini-storage warehouses*, of the Zoning Ordinance, except as modified herein.
4. Hours of operation shall be between 6:00 AM and 9:00 PM.
5. Freestanding signage for the development shall be limited to one (1) monument sign on Coventry Boulevard in accordance with the dimensional standards set forth in Section 24.1-703(a), of the York County Zoning Ordinance.
6. Building façades along the northern, western, and southern sides of the building shall be constructed of brick or pre-formed simulated brick panels as depicted on the color building renderings submitted by the applicant. The eastern building façade facing the Tabb Lakes subdivision (i.e., parallel to and facing Bridge Wood Drive) shall be constructed of brick, split-faced block, dryvit or other simulated stucco (EIFS), steel-surfaced/pre-finished insulated dimensional wall panels, pre-formed simulated brick or architectural block panels, and wood or synthetic clapboard siding. Barren or unfinished concrete masonry unit (cinder block), corrugated metal, sheet metal, and vertical metal siding shall not be permitted.

7. All fencing shall be of a black wrought iron style. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
8. A landscaped open space strip a minimum of ten feet (10') in width shall be provided adjacent to and surrounding the building in accordance with the provisions of Section 24.1-244(b) of the Zoning Ordinance.
9. The existing 50' transitional buffer shall be supplemented with additional plantings, in accordance with the planting ratios and standards for a Type 50 Transitional Buffer set forth in Section 24.1-243 of the Zoning Ordinance, to provide a visual screen between the development and the residential properties located at 514 and 516 Bridge Wood Drive.
10. Vehicular access to the development shall be via Professional Parkway only. Direct vehicular access to Coventry Boulevard shall be prohibited.
11. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval.